

# MEETING OF THE HARGRAVE AND HUXLEY PARISH COUNCIL

**To the Members of Hargrave and Huxley Parish Council:** You are hereby summoned to attend the Parish Council Meeting on Sunday 6<sup>th</sup> July 2025 to be held in Huxley Village Hall, which will begin at 5.00pm for the transaction of the business set out below.

Signed *Trudy Ryall-Harvey*. Clerk

30/06/2025

[clerk@hargravehuxleypc.co.uk](mailto:clerk@hargravehuxleypc.co.uk) 07784 486 767

MEMBERS OF THE PUBLIC AND PRESS ARE INVITED TO ATTEND ALL COUNCIL MEETINGS  
(Public Bodies (Admission to Meetings) Act 1960)

# AGENDA

1.	APOLOGIES	and reason for absence.	Chair
2.	DECLARATIONS OF INTEREST	Members to declare any interest under the following categories: pecuniary, outside body and family, friend or close associate.	Chair
3.	PARISH COUNCIL VACANCIES	To receive any applications for co-option received since the last meeting and agree their co-option.	Chair
4.	PUBLIC PARTICIPATION	When members of the public may comment or raise questions regarding matters affecting the Parish. <i>(max. of 3 minutes per person without prior agreement with Chair and for a total of 20 minutes). This provides an opportunity for members of the public (who are not usually permitted to speak during the meeting except by special invitation of the Chairman) to participate by asking questions, raising concerns or making comments on matters affecting Hargrave and Huxley. No decision can be taken during this session, but the Chairman may decide to refer any matters raised for further consideration. N.B. Councils cannot lawfully decide items of business that is not specified in the summons/agenda (LGA1972 Sch 12, paras 10(2)(b) and Longfield Parish Council v Wright (1918) 88 LJ Ch 119)</i>	
5.	MINUTES	To approve the minutes of the Parish Council meeting held on 4 <sup>th</sup> May 2025.	Chair
6.	ACTIONS	To receive updates on any actions from the minutes since the last meeting not otherwise on the agenda.	Chair
7.	BUSINESS AND CORRESPONDENCE	1) Public Rights of Way – (a) to receive a verbal update. (b) to review the spraying of weeds on the footpath on Huxley Lane and agree if a further spray is required. 2) Highways – (a) to receive a verbal update following meeting with Highways Engineer (b) to note the issues reported to Highways since the last meeting. 3) Assets – to review the current assets and agree an annual review of the assets and report to next meeting any maintenance requirements. 4) Empty Homes Update – Hargrave – to note any further response received by the Empty Homes Officer. 5) Speeding in Huxley – to receive an update report on the SID machine and it's recordings. 6) Residents Survey – to note results and agree any actions. 7) Let's Talk about Transport in Cheshire West and Chester – to agree if the Parish Council wishes to respond to CWaC's consultation. 8) To note any other correspondence that has been received since the agenda was sent out.	MP  LS  SM/MP Chair SR LS LS Clerk
8.	PLANNING	1) To note planning applications as listed on the planning register, including comments submitted since the last meeting and enforcement matters. 2) To receive comments on Planning Applications received after the agenda. 3) To note any update on Planning Enforcement Issues reported	RB  Clerk Clerk
9.	ACCOUNTS	1) To accept the Cash Book and Out-turn (Forecast) to date. 2) Bank Reconciliation – to approve and sign. 3) To approve payments made since last meeting.	Clerk Clerk Clerk

10.	<b>PARISH COUNCIL MATTERS</b>	<ol style="list-style-type: none"> <li>1. To review the policy schedule and agree those that require updating.</li> <li>2. Staff Absence Policy</li> <li>3. Disciplinary Procedures</li> <li>4. Grievance Procedures</li> <li>5. Standing Orders</li> <li>6. Working Group Meetings– (a) to note meeting notes and agree any recommendations the working group meeting regarding spending of CIL money. (b) to receive a verbal report following the Neighbourhood Planning working group meeting</li> <li>7. Training – to agree any training requirements of Parish Councillors.</li> <li>8. To approve the purchase of a Poppy Wreath for Remembrance Sunday.</li> </ol>	<p>LS</p> <p>LS</p> <p>CN/RJ</p> <p>Chair Clerk Clerk</p>
11.	<b>DOWN OUR WAY</b>	To agree items that should be included in the next issues of Down our Way newsletter on behalf of the Parish Council.	CN
	<b>DATE OF NEXT MEETING</b>	Sunday 7 <sup>th</sup> September 2025 at Hargrave Village Hall at 5.00pm	

## MINUTES OF THE ANNUAL (FIRST) PARISH COUNCIL MEETING HELD ON 4<sup>th</sup> MAY 2025 AT 5.15PM AT HARGRAVE VILLAGE HALL

In Attendance: Cllr R Bird  
Cllr F Halton  
Cllr R Jones  
Cllr C Nicholls (Chair for the mtg)

Cllr M Pilkington  
Cllr S Ratledge  
Members of the Public: 0

Cllr Nicholls opened the meeting as Chair and welcomed everyone to the meeting.

### ELECTION OF CHAIR AND VICE CHAIR FOR 2025-26.

Nominations for Chair had been sought and Cllr Ratledge has proposed Cllr Sackett as Chairperson for 2025-26, this was seconded by Cllr Halton.

Vote: Fore 6  
Against 0  
Abstains 0

**RESOLVED 25/001** – that Cllr Sackett be elected as Chairperson for period 2025-26.

Cllr Sackett signed her acceptance of office outside the meeting.

Nominations for Vice-Chair had been sought and Cllr Sackett has proposed Cllr Nicholls and Cllr Ratledge as Vice-Chair's for 2025-26, this was seconded by Cllr Jones.

Vote: Fore 6  
Against 0  
Abstains 0

**RESOLVED 25/002** – that Cllr Nicholls and Cllr Ratledge be elected as Vice-Chair's for period 2025-26.

Cllr Nicholls and Cllr Ratledge signed their acceptance of office.

**APOLOGIES:** Apologies were received and accepted from Cllr Sackett due to ill health and Cllr M Jones (Ward Councillor) due to family commitments.

Cllr Nicholls reported that the Chairperson had received the resignation of Cllr Roscoe since the last meeting, following that the Notice of Vacancy had been advertised and no election had been called, therefore The Parish Council could proceed to fill the vacancy through co-option.

**DECLARATION OF DISCLOSABLE INTERESTS** - None were received.

**PUBLIC SESSION** – Nothing raised.

### MINUTES

**RESOLVED 25/003** that the Chairperson signs, as a true and correct record, the minutes of the meeting held on 2<sup>nd</sup> March 2025 proposed by Cllr Ratledge and seconded by Cllr Halton.

## ACTIONS

### Actions not otherwise on the agenda that had been completed:-

- The Parish Council raised with the PROW officer the stile by the Glamping Site and other stiles requiring attention that they were aware of along the Eddisbury Way.
- Clerk continued to liaise with the Empty Homes Department of CWaC.

### Actions not otherwise on the agenda still outstanding:-

- Cllr Nicholls has the plaque available to fix and will make arrangements now that the Beacon has been relocated.
- Clerk to arrange a meeting with the Highways Engineer, MP, Ward Councillor, Headmistress, Estates Manager for CDAT & PCSO.
- Clerk to explore the installation of a cowl on the SID to reduce the flashing light being reflected into the houses.

## BUSINESS AND CORRESPONDENCE

Public Right of Ways – a written report of the meeting on the 13<sup>th</sup> March with the Public Rights of Way Officer of CWaC was circulated around the meeting.

It was reported that following this the landowners of Elm Tree Farm had confirmed that they would be willing to allow a kissing gate to be installed on their verge to replace the stile and also the landowner of the field opposite Huxley Primary School had agreed to have a 2 in 1 field gate installed.

The Clerk sought confirmation from the Parish Council that they would pay the installation costs for these should the landowner be unable, CWaC Contractor had quoted £440 +VAT but the Clerk had sought a quote from a local company. The Parish Council RESOLVED 25/004 to fund the installation of the Kissing gate and 2 in 1 Gate.

Cllr Pilkington reported that she had written to the tenant with regards to replacing the stiles with kissing gates on the footpath from Gates Heath to Hatton Nook farm but received no response back.

**ACTION:** Ask PROW to see if they would write to landowners.

Tree down across path near the mill in Hargrave – MP to send picture.

Cllr R Jones asked about the maintenance of the footpath on Huxley Lane and asked that this be included in future agendas for discussion and monitoring. The Clerk confirmed she had received a quote to weed killer the footpath and gutter on Huxley Lane and the company had recommended that this be undertaken three times a year. The Parish Council RESOLVED 25/005 to proceed with the first weed killer and request that this be undertaken in May and review at the next meeting as to when the next weed killer should be sprayed.

Community Litter Picking – it was reported that the Community Litter Picking Event in conjunction with Happy Days for Hargrave and Huxley had been undertaken on Saturday 8<sup>th</sup> March, and was well attended, it was agreed to progress with the next event later in the year in the same way, in conjunction with Happy Days.

Highways – It was reported the Clerk had a recent meeting with CWaC Highways Engineer and reported to the meeting the actions following this meeting.

Assets – Cllr Martin and Cllr Pilkington were requested to undertake a review of the assets currently on the Parish Council Asset Register and provide an update of any annual maintenance required to be undertaken and provide this report to the next Parish Council meeting.

Empty Homes Update – It was reported that the Empty Homes Officer at CWaC had, as of yet, received no contact from the owner of the Old Post Office, Hargrave.

Speeding in Huxley – Cllr Ratledge provided a reported that the SID had been relocated in April to opposite the Inn at Huxley. He had downloaded the monitoring information and noted that the majority of vehicles were travelling at or below 40mph, there were approximately 13 % doing over this speed.

According to the data approximately 35,000 vehicles had travelled along Huxley Lane since 14<sup>th</sup> February which was considerably lower than expected. Cllr Ratledge recommended that the SID be left at this site for another few months to monitor this further.

**ACTION:** Cllr Ratledge to provide positive report for including in Down our Way.

Towpath Project- Tattenhall Parish Council had contacted the Parish Council with regards to improving the accessibility of the Towpath from Waverton to Beeston. Tattenhall Parish Council sought confirmation if the Parish Council was prepared to contribute towards the feasibility study. It was proposed by Cllr Ratledge and seconded by Cllr Bird and unanimously RESOLVED 25/006 that the Parish Council contribute £500 towards the feasibility study.

### Other Correspondence

Cheshire West Town and Parish Conference – Wednesday 16<sup>th</sup> July from 5.15pm to 8.30pm Macdonald Portal Hotel, Tarporley, CW6 0DJ – Attendees for this event were sought.

CWaC Town and Parish Connections Online Meeting: Planning - 22nd May 2025 6pm to 7pm – Cllr R Jones and Cllr L Sackett to attend.

Mid-Cheshire Footpath Subscription for 2025-26 – Cllr Ratledge proposed, Cllr Halton seconded and it was unanimously RESOLVED 25/007 ok to pay the £8 membership.

### **PLANNING**

The Planning Register dated 23/04/2025 was accepted and changes to the planning register from last meeting were noted.

It was noted that the following consultation had been undertaken since the last meeting:-

- 25/00142/FUL – Greenlooms Farm, Martins Lane, Hargrave, Chester CH3 7RX – Conversion of barns to three dwellings - *the Parish Council noted that this application is for 3 x four bedroom conversions which is bigger than the previous application that was withdrawn. There is no mention about the public right of way that presently runs through the farm and how this will be managed. The Parish Council note that the redevelopment of the barns is in line with the neighbourhood plan, and the elevations appear to be relatively unchanged. The Planning statement makes no reference to the neighbourhood plan and the Parish Council asks that consideration be given to the materials used and ensure that they are in-line with the neighbourhood plan. The Parish Council also asked that a provision be made for the barn-owl habitants within the planning application.*
- 25/00859/FUL – Long Acre, Mill Lane, Huxley, Chester CH3 7RQ – Demolition of the existing rear extension and car port, and erection of single storey rear extension and front porch – the Parish Council had *no objection* to this application.

It was reported that the Parish Council had reported the following Planning Enforcement issues:-

- EN-692347622 – Willow Farm, Hargrave – Additional Dwelling and Hardstanding installed without planning permission – Planning Enforcement has confirmed they are not able to take this forward due to the timescale of when these changes were made.



- EN70041835 – Green Farm, Huxley Lane, Huxley – New pipework has been laid from the land at the back of Green Far that is being fed into the ditch on the roadside which will then go into the River Gow.

The following Planning Enforcement updates were received:-

- EN633593315 – End of Old Hall Lane, Hargrave – CWaC had served a Planning Contravention Notice to gather further information. This information is now with the Planning Enforcement Team to consider their next steps. It is likely that an enforcement notice will be issued.

Proposal to build 115 Houses in Tattenhall – following a public meeting that Tattenhall Parish Council arranged the Chairman of Hargrave and Huxley Parish Council attended and the Tattenhall Parish Council consultation response was circulated.

*Cllr Bird left the meeting.*

## AUDIT & AGAR

The Clerk provided the meeting with information regarding to the finances for 2024-25.

- Summary of 2024-25 – This was circulated to all Parish Councillors for information.
- Certificate of Exemption – RESOLVED 25/008 – that the Council sign the Certificate of Exemption certifying that during the financial year 2024-25, the higher of the authority's total gross income for the year or the total gross annual expenditure, for the year did not exceed £25,000.
- Internal Audit Report - the Council noted the report dated 03/04/2025 from the Internal Auditor.
- Governance Statement RESOLVED 25/009– That the council agree to all points on the Governance Statement Section 1 of the Annual Governance and Accountability Return (AGAR) 24-25.
- Accounting Statement RESOLVED 25/010 – That the council agree the accounting statement of the AGAR 24-25.
- Notice of Public Rights and Publication of Unaudited Annual Governance & Accountability Return - the council agreed to publish the notice of Public Rights commencing 3<sup>rd</sup> June and ending 14<sup>th</sup> July 2025
- ACTION: Submit Certificate of Exemption to PKF LittleJohn.

ACTION: Post Audit Papers & Summary Report on website.

ACTION: Publish Public Rights on Website and Noticeboards for the period 3<sup>rd</sup> June to 14<sup>th</sup> July 2025.

## FINANCIAL ITEMS

### Cashbook and Out-turn Forecast YTD

RESOLVED 25/011 Year to date cashbook and out-turn report dated 24/04/2025 was approved as a true and correct record.

Payments approved to be made in between meetings - RESOLVED 25/012 – to accept that the clerk could make payments, in between meetings, throughout the year in-line with budget for the following budgeted items:-

Clerk's Salary, Expenses & Training	Defibrillator Costs
Payroll	Footpath Improvements (Stiles/Kissing Gates)
Internal Audit	Community Clean-up
Admin/Website Costs	Street Furniture Maintenance
Room Hire	Bulb Planting
CHALC Membership	Maintenance of Kerblin and footpath in Huxley
SLCC Membership	British Legion – Poppy Wreaths
Data Protection	Ad Hoc Beneficial Items
Other Membership	Refund Churchyard Grant Monies

### Internal Audit Report

The Council reviewed the comments provided by the Internal Auditor and agreed the following actions:-

1. Item 49. VAT on a paper purchase was not included - 62p re Costco. In view of small amount just ignore it, but please note for the future – *the clerk noted*.
2. PKF Invoice (Item 24). The VAT of £42 was not accounted for. Do not amend the Spreadsheet, but please add on to current VAT Reclaim File – *the clerk had updated accordingly*.
3. I recommend that the VAT Return is submitted as at 31 March annually. This enables you to check the rebate being against the Cash Book Spreadsheet total – *the Clerk noted*.
4. Please ensure that payments made in March 2025 are approved and Minuted in May 2025 – *the Clerk had included these within the payments for approval later in the meeting*.
5. Fixed Asset Register (FAR). I note that the AGAR (p6, line 9) shows a reduction in FA values of £1,317. The Register itself suggests that the difference is £1,094 (2 items deleted) - *the Clerk had updated accordingly*.
6. As a follow on to point 5, you may need to amend Line 9 on the Variances Spreadsheet - *the Clerk had updated accordingly*.
7. The Risk Assessment Document can be amended to show that it was reviewed at the March 2025 PC Meeting - *the Clerk had updated accordingly*.
8. I note that you agreed a way forward as to your Insurance Cover renewal at the 3/25 Meeting. No doubt Cover Levels were checked - I suggest that this should be minuted – *the Clerk noted for future*.
9. Income and Expenditure totals on your Internal Out-turn Statement do not equal actuals - *the Clerk had updated accordingly*.
10. Can I suggest that you review the built in formulae on your Cash Book Spreadsheet. The difference between Income and Expenditure for the year was £2,760.28. *the Clerk had updated accordingly*.
11. I recommend that you switch the Clerk's e-mail address to a hargravehuxleypc address. More secure and looks more professional – *the Clerk undertook to look into this and report to a future meeting*.

Bank Reconciliation against Cashbook YTD – RESOLVED 25/013 – that Cllr Pilkington signed the Bank Reconciliation and Bank Statements.

Payments for approval:-

RESOLVED 25/014 to accept the income and payments list above since the last meeting for approval.

**Income received since the last meeting for approval**

Date	Payable to	Gross Amount	Comment
10/03/2005	Bank Interest	£20.55	Monthly Bank Interest
09/04/2025	Bank Interest	£22.04	Monthly Bank Interest
10/03/2025	HMRC VTR	£797.46	VAT Rebate
04/04/2025	HMRC VTR	£115.00	VAT Rebate
27/03/2025	Cheshire West and Chester Council	£995.43	Churchyard Grant
07/04/2025	Cheshire West and Chester Council	£6,360.00	Annual Precept Payment

**Payments made since the last meeting for approval**

Date	Payable to	Net Amount	VAT	Gross Amount	Comment
11/03/2025	Broxton Barn Owls	£100.00	£0.00	£100.00	Donation - Broxton Barn Owls
11/03/2025	Huxley Village Hall	£110.00	£0.00	£110.00	Room Hire for Year
11/03/2025	P J Hellmers Ltd	£275.00	£115.00	£390.00	Maintenance of Footpath
18/03/2025	Service Charge	£4.25	£0.00	£4.25	Bank Charges
18/04/2025	Service Charge	£4.25	£0.00	£4.25	Bank Charges

24/03/2025	Zurich Town & Parish Council	£304.00	£0.00	£304.00	Annual Insurance Payment
25/04/2025	Mrs T Ryall-Harvey	£347.01	£0.00	£347.01	Salary Tax Month 1

**Payments not yet made for approval**

Payable to	Net Amount	VAT	Gross Amount	Comment
Mrs T Ryall-Harvey	£347.01	£0.00	£347.01	Salary Tax Month 2
Mid-Cheshire Footpath Society	£8.00	£0.00	£8.00	Annual Subscription
Cheshire Association of Local Council	£161.07	£0.00	£161.07	Affiliation Fees for 2025-26
St Peter's Church, Hargrave	£995.43	£0.00	£995.43	Churchyard Maintenance Grant
Phil Sanders	£57.00	£0.00	£57.00	Internal Audit
Carolyn Nicholls	£32.59	£0.00	£32.59	Refreshments for Litterpicking Event
Mrs T Ryall-Harvey	£111.70	£15.96	£127.66	Expenses

**PARISH COUNCIL MATTERS**

**Policy Schedule Review**

Following the circulation of the policy schedule it was RESOLVED 25/015 to accept all policies as listed and review again in May 2026 subject to the following policies/procedures which were noted that updated versions were available. It was therefore agreed to circulate the amended versions around the Parish Council in between meetings and confirm at the next meeting their approval:-

- Staff Absence Policy
- Disciplinary Procedures
- Grievance Procedures
- Standing Orders

**ACTION:** Clerk to circulate amended Policies/Procedures around the Parish Councillors for review.

**Schedule of Meetings for 2025-26**

RESOLVED 25/016 that the Parish Council meetings be agreed as follows for the next 12 months:-

Sunday 6th July at Huxley Village Hall  
 Sunday 7th September at Hargrave Village Hall  
 Sunday 2nd November at Huxley Village Hall  
 Sunday 4th January 2026 at Hargrave Village Hall

Sunday 1st March 2026 at Huxley Village Hall & Parish Meeting  
 Sunday 26<sup>th</sup> April 2026 at Hargrave Village Hall – Annual Meeting

The Parish Council considered the time of the meetings following a request for the meetings to be scheduled at 4.00pm and it was agreed that the meetings should take place at 5pm for 2025-26.

**Roles and Responsibilities**

RESOLVED 25/017 that the following responsibilities would be lead by:-

- Planning Matters – Lead Parish Councillor for two month period:-
 

May & June	Cllr Bird
July & August	Cllr Halton and Cllr Pilkington
September & October	Cllr Sackett and Cllr Martin
November & December	Cllr Nicholls & Cllr R Jones
January & February	Cllr Ratledge & Cllr Sackett
March & April	Cllr Bird
- Down our Way (monthly contributions to the newsletter) – Cllr Nicholls
- Moulson Trust Committee – Cllr R Jones



- Online signatories – Cllr Halton, Cllr Sackett
- Assets – to review and report back any maintenance requirements – Cllr Martin and Cllr Pilkington
- Footpaths – Cllr Pilkington
- Noticeboard (installation of Agendas and updated information) – Cllr Ratledge and Cllr Sackett
- Highways - Cllr Ratledge, Cllr Pilkington & Cllr Bird.
- SID Rota 2025-26  
May/June – Carolyn Nicholls  
July/August – Fiona Halton  
September/October – Steve Martin  
November/December – Steve Ratledge  
January/February – Lorraine Sackett  
March/April – Richard Jones
- SID Data Analysis – Cllr S Ratledge.

#### Annual Report 2024-25

RESOLVED 25/014 to adopt the Parish Council’s Annual Report for 2024-25.

ACTION: - Publish on Website

DOWN OUR WAY – items for inclusion in the next issues of Down Our Way was sought.

- Co-option
- SID Data
- Pot-hole Reporting
- Date of next Parish Council Meeting.

It was noted that the deadline for include items in the next edition of Down our Way was 15<sup>th</sup> May 2025.

#### NEXT MEETING

The next meeting will be the Parish Council Meeting and will take place on Sunday 6<sup>th</sup> July 2025 at 5.00pm in Huxley Village Hall.

The meeting closed at 18:31

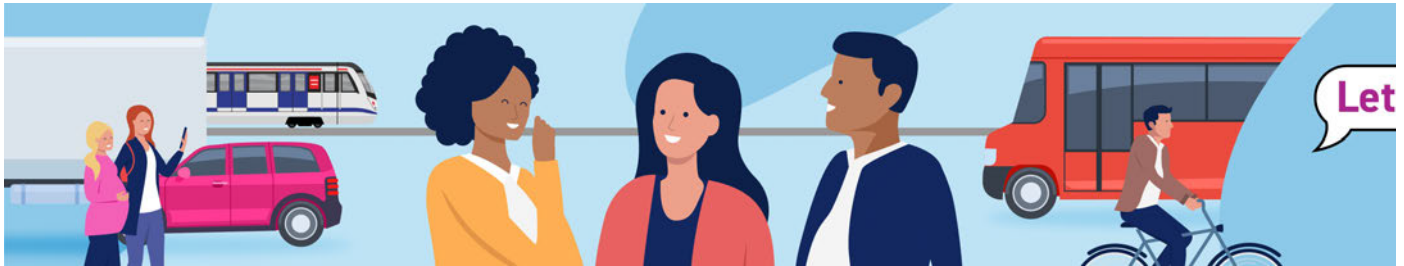
Signed:.....

Dated:.....

### Issues logged with Cheshire West and Chester Council

Date logged	Call no	Fault type	Description	Update
24/06/2025	HW725464875	Highway maintenance - Pothole	Outside Withy Cottage Huxley Lane	
24/06/2025	HW725463644	Highway maintenance - Pothole	From the T junction to outside Huxley Primary School	
24/06/2025	HW725461889	Highway maintenance - Pothole	There are a number of issues along this road from the T junction with Huxley Lane down to the pond on the bend. There are several potholes and the carriageway is subsiding in an area from the pond to Meadowcroft.	
19/06/2025	HW724393316	Highway maintenance - Pothole	Guy Lane, Chester, United Kingdom, CH3 7RZ - Outside Ford Farm	
18/06/2025	HW724209261	Street Name Plate - Damaged/unsafe	Missing sign for Hargrave	
18/06/2025	HW724210740	Carriage way - Damage at side of road	missing white lines on Huxley Lane/Red Lane Junction	
13/05/2025	HW714101578	Street Lighting - Bollard Missing	Chevron sign that was at the corner of Long lane and Golden Nook Bridge have disappeared	Action identified - to be scheduled
13/05/2025	HW714102503	Grid/Drain - Blocked	Blocked gully outside The Beeches, Huxley Lane	
01/10/2024	HW651275093	Highway maintenance - Gully/Drainage	Outside Ivy Cottage, Hoofield Lane	
06/01/2025	HW675995053	Highway maintenance - Condition of Sign	in ditch opposite the junction to Mill Lane	
05/01/2025	HW574763236	Highway maintenance - Gully/Drainage	standing water on junction of Guy Lane and Martins Lane	

**From:** LTP4 <ltp4@cheshirewestandchester.gov.uk>  
**Sent:** 20 June 2025 15:54  
**Subject:** LET'S TALK ABOUT TRANSPORT IN CHESHIRE WEST AND CHESTER – CONSULTATION LAUNCHED



## **We're creating a new Local Transport Plan – and we want to make sure it works for everyone**

How we get around affects all our lives. Whether it's bus, train, car, walking, cycling, wheeling and so on. Transport helps us get to work, school, shops and services. It connects our communities, friends, families, customers, services and suppliers. But in too many places across the borough, it isn't working as it should. It needs to change.

This plan sets out our long-term approach to transport across the borough. It's about making transport fairer, greener, safer and more joined up.

We've already heard from over a thousand people about the biggest challenges and priorities for transport across the borough through our early engagement. This has shaped the first part of a new Local Transport Plan, which we're calling a Core Strategy.

## **We want to know if you think we've got this right. Share your views to shape the future of local transport.**

What feels right? What needs changing? What have we missed? This is a conversation, and your views really do shape what happens next.

### **Closing date: 17 August 2025**

For more information and to take part, please visit our consultation hub:  
[www.cheshirewestandchester.gov.uk/LTP4](http://www.cheshirewestandchester.gov.uk/LTP4)

We're keen to make sure that as many people as possible have the opportunity to respond to our consultation and we'd really appreciate your help in sharing this information with your partners and networks.

There are several ways you can share your views:

- Taking part in our online survey or ideas board at [www.cheshirewestandchester.gov.uk/LTP4](http://www.cheshirewestandchester.gov.uk/LTP4)
- Email your views to: [LTP4@cheshirewestandchester.gov.uk](mailto:LTP4@cheshirewestandchester.gov.uk)
- Come and talk to the Council's Transport Team at one of our drop-in sessions. A list of these can be found [here](#).

- Write to us at: Let's Talk about Transport, Insight and Intelligence, Cheshire West and Chester Council, The Portal, Wellington Road, Ellesmere Port, CH65 0BA
- Telephone: 0300 123 8123 quoting 'Local Transport Plan' and let us know your thoughts

Paper and Easy Read versions as well as alternative formats of the consultation materials and survey are available on request using the details above.

**Jack Hubert-Mayhew**

**BA(Hons) MSc MCIHT MTPS**

Principal Transport Planner (Policy)

**Cheshire West and Chester Council**

Visit: [www.cheshirewestandchester.gov.uk](http://www.cheshirewestandchester.gov.uk)



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# HARGRAVE AND HUXLEY PARISH COUNCIL

## Residents Survey 2025

22 residents responded to the survey either via on line or by completing a form and handing into one of the locations agreed:

The responses received were as follows:-

### 1. What do you like about living in Hargrave and Huxley?

*Five residents specifically mentioned location, whereas two residents mentioned the area, five mentioned the countryside and four the community.*

**Other more specific comments received were:-**

It's peaceful with beautiful scenery and surroundings.

The neighbours. It's quiet. Beautiful scenery. Lovely dog walks.

It's picturesque, peaceful and friendly. No streetlamps.

Its countryside location whilst being close to main urban areas

Lovely country location with convenience of being close to Chester. Being part of a community and knowing many neighbours through shared outdoor interests

Living in the countryside, green fields, dark nights, green fields

Proximity to the open country

The rural location, the community, the village and church hall as well as St Peter's Hargrave.

We live in Hargrave and love the peace & quiet and beautiful 360degree unspoilt views.

The surrounding countryside and the people who make it a wonderful community.

The countryside, the quietness and our neighbours

### 2. What do you dislike about living in Hargrave and Huxley?

**Areas of dislike raised were:-**

Lack of facilities

Potholes was raised by five residents

Speeding traffic - on Hoofield lane there is a section that goes from 40 to 60 to 20 which doesn't make any sense. I also think 40 mph for a village road is excessive. I also dislike that you can't walk the dog through any of the public footpath as there are only styles and not kissing gates.

Lack of access to public footpaths via kissing gates.

Speeding traffic was mentioned by four residents

The state of some pavements.

No bus service you have to drive otherwise you are cut off

Its ribbon style housing

No transport connections to Chester / Tattenhall. Speed of traffic on roads

Litter. Dumping of rubbish

People trying to build houses.

Security lights and house lights that light up the whole property and garden.

Lack of public transport.

The amount of traffic passing through the village, also the speed of the traffic. The large tractors are eroding the carriageway verges.

The state of the roads and the amount of litter.

The Speed of many vehicles, Hargrave should 100% have a speed limit of 40MPH or less as in Huxley, the litter, we fill a bin bag every 2 wks from our house to the end of Mill lane!!would be great to have the bus service back, the bridal paths/footpaths & Stiles are in poor condition and a good majority of the year are un-passable.

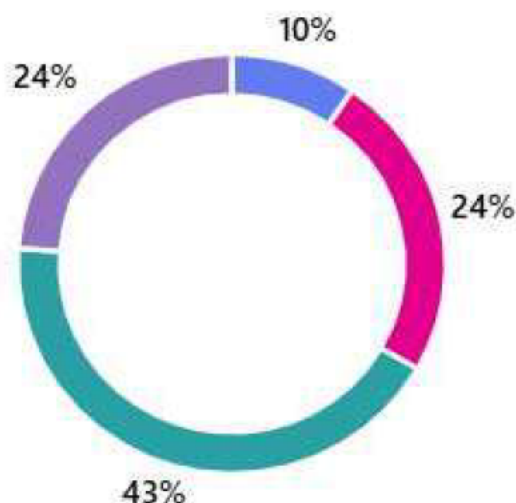
The amount of traffic is awful as is the insane speeds that some drivers persist in doing

Volume and speed of traffic through all roads in Huxley. The amount of litter on the roads.

Excessive amount of mud left by the Farming community on our roads.

### 3. How does the present quality of life in our villages compare to 10 years ago?

● Better	2
● Worse	5
● Same	9
● I wasn't here 10 years ago	5



### 4. Why better or worse?

#### Better:-

- More organizations.
- Various groups have formed, e.g. Ladies who Lunch & Men who Munch

#### Worse:-

- Council cut backs resulting in roads not being maintained
- As new people move in village lost its cohesion
- The volume of traffic is at least double and the speeds are terrible
- There is more traffic, more litter and more potholes.
- The volume of traffic is terrible. The speeds done are terrible and also the size of the vehicles using the village as a rat run is really dangerous
- Volume of traffic has increased

## 5. What are your top three priorities for action over the next 5 years?

- Pot holes were raised by eight residents.
- Speeding and volume of traffic was raised by five residents.
- Improving Footpaths and installing kissing gates were raised by two residents.
- Keeping villages tidy with litter picking was raised by two resident.
- Saving The Inn as it should be the heart of the village was raised by two residents.
- The illegal hunting with dogs that takes place was raised by two residents.
- Maintenance and cut back of hedges / enforce cutting of hedges to footpaths along roads was raised by two residents

### Other issues raised were:-

Social/affordable housing especially for young people

Facilities improvement

Redo neighbourhood development plan current one does not reflect village today, its outdated.

Resurface roads & repair collapsed road on bends by Brook House

Review speed limits within village and install deferents

Reduce payment to local authority. we do not have street lights, footpaths are not maintained, pot holes not filled in, drains not unblocked. Police presents no existent. Only thing we have are bin collections.

Drainage- many still blocked

Improve cohesion

Bus service resumed : More active participation by residents in village activities : Support for maintenance of St Peter's Church by the wider community

Improve community spirit - council could put on/host events on key dates VE day, New Year.

Other councils local host events.

Village tidiness and sharing of maintenance across broader group

Ensuring planning applications are meeting neighbourhood plan

Limited transport connection improvement

To keep it as countryside with no housing estates.

No street lights

Provision of public transport

maintenance of amenities.

Improve sport facilities for youth on Hargrave playing field

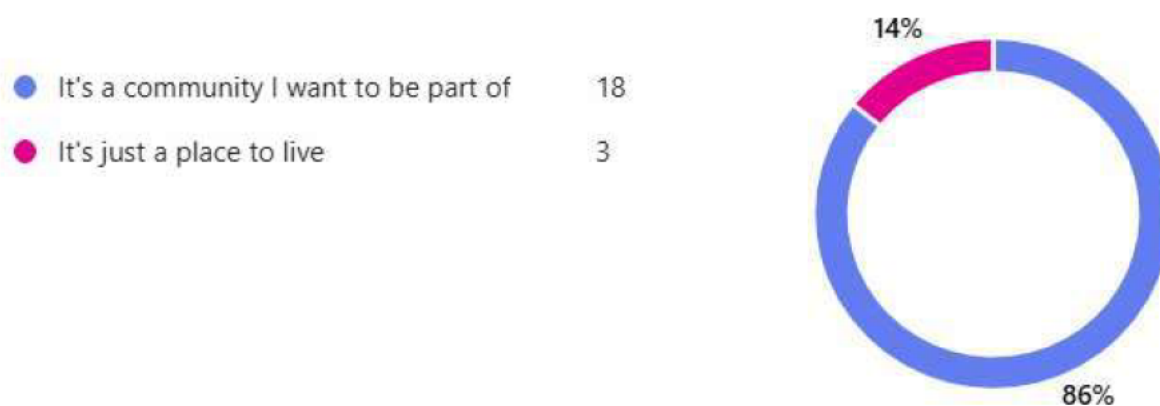
Ensure some expansion of the village to stop it dying. Encourage more facilities; shops, transport links, better footpaths

Convert the roads to single carriageway with passing places.

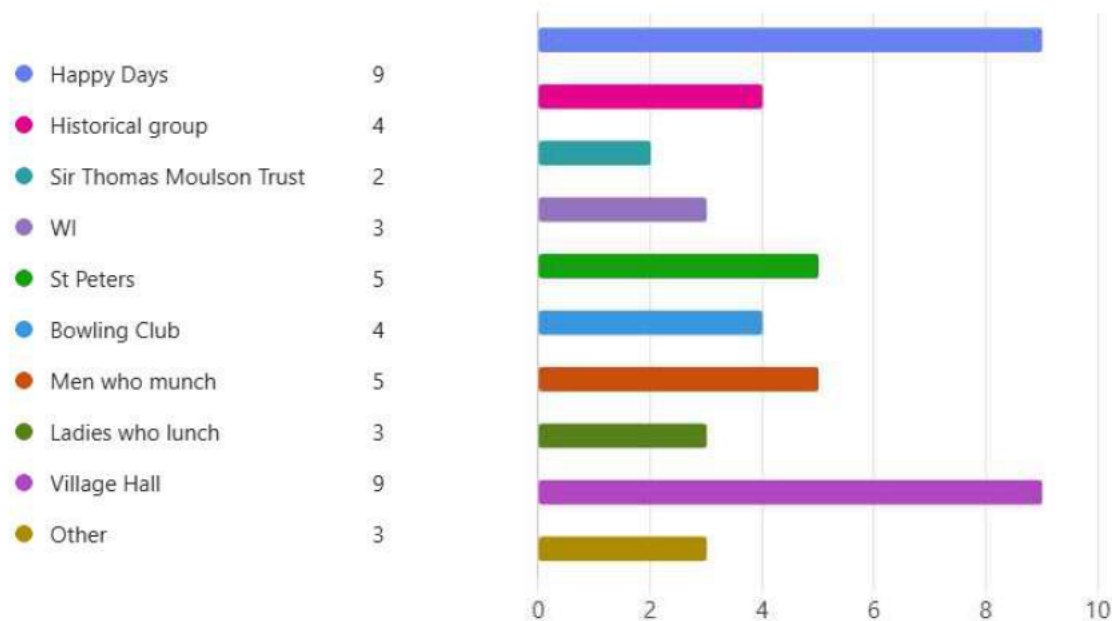
Speed Limit to 40MPH or Less. Clear all Bridal Paths and clearly mark them.

Heavy farm machinery

## 6. As a resident, how do you feel about Hargrave and Huxley?



## 7. Are you involved in any community groups?



## 8. Are there any other community activities that you would like to see?

Villages football teams, meet up & play/train once/twice a week

Elderly care support

Dancing

Running club

Keep fit or similar activities organised in either village hall.

It would be great if the Village Hall operated a licence once a week, we've seen this in many small communities, unfortunately the The Inn at Huxley is not so welcoming as a pud for locals to have a drink and socialise.

Book club

Sewing club

Fitness Club

Exercise Group



## 9. Are there any other issues in the parish that you would like to bring to our attention?

Hedgerows over grown on pavements.

Before you spend money consider canvassing community, after all it's our money to be used in the villages. Just don't think villagers know what you do and that you spend money....have you considered knocking on doors to meet the community you represent.

Every 4 yrs all parish councillors step down & run elections to give others the opportunity to be part of the parish council. Many councillors automatically stay on for years.

Resumption of daily bus service.

Fix the footpath access.

Pot holes

Drainage gullies and grilles

Light pollution from the ice cream farm and new developments. 24h road lights

No buses.

Potholes to be repaired.

Potholes

Local Buses

HARGRAVE AND HUXLEY PARISH COUNCIL  
Planning Register 2022-23

Date	Application Number	Address	Description	PC View	CWaC Decision Status
Mon 25 Jul 2022	22/02826/FUL	Hall House Farm Hatton Hall Lane Hatton Chester CH3 9AP	Erection of hay and straw store, farm machinery dry store & solar plant room together with installation of 3 x 50m lengths of solar/pv panels		Approved

Planning Register 2023-24

Date	Application Number	Address	Description	PC View	CWaC Decision Status
Tue 21 Nov 2023	23/03201/FUL	Brook House Hoofield Lane Huxley Chester CH3 9BR	The installation of 62 ground mounted solar panels	No objections	Approved
Wed 31 Jan 2024	24/00014/FUL	Barn At Bridge Cottage Whitchurch Road Saughton Chester CH3 9AU	Demolition of two agricultural buildings, and conversion and extension of a further barn to create a single dwelling.	This application is in green belt and although the applicant's planning support statement says that the barn is on previously developed land, it is not the case as it is on agricultural land, as according to the NPPF agricultural land does not count as previously developed land. The fact that the barn is in green belt means that extensions to buildings may also be considered inappropriate.	Awaiting Decision

Planning Register 2024-25

Date	Application Number	Address	Description	PC View	CWaC Decision Status
24-Apr-24	EN608792464	The Croft, Corner of Huxley Lane & Long Lane	It has had a barn on it for a number of years and in the past ponies have been grazing on there. It has become a bit of a scrap yard and the resident thinks a business is running from there.		
25-Jul-24	EN633593315	End of Old Hall Lane, Hargrave.	Static Caravan, container and concrete planks have been installed in field without prior planning approval.	With regards to the hardstanding, planning permission would be required, however provided they you don't go much further into the field with hardcore or the concrete sleepers planning enforcement would not look to take the matter further. We understand the need to be able to access the field and have a small area to store and park items needed for the agricultural holding.  The caravan on site when used as a welfare unit would be fine. If it begins to be used for a permanent residential unit, planning permission would be needed. I have asked some questions about wastewater or foul water?  The storage container is considered to be a building, which would require planning permission. We would be able to accept a storage container on a temporary basis but would require it to be removed by Monday 3 February 2024. Should the storage container remain on site after this date we would need to look at initial enforcement action.	CWaC have served a Planning Contravention Notice to gather more information. It is now with Planning Enforcement to consider next steps. This will likely be an enforcement notice, we just need to be sure of what we are enforcing, why and the planning considerations.
21-Oct-24	24/02969/FUL	Stapleford Mill Farm Ryecroft Lane Bruen Stapleford Chester CH3 8HH	Demolition of existing barn buildings. Erection of two storey dwelling, garden room, garage and office	No observations	

14-Nov-24	EN662284832 - 24/00529/EHHOLD	23 Huxley lane, Huxley CH3 9BG	Extension to rear of property	Planning Department have been in contact with the owner and discussed the issues raised regarding the wooden outbuilding in the rear garden of 23 Huxley Lane, Huxley. The building appears to comply with Permitted Development regulations in terms of its size, location, and use. As such, there does not appear to be a breach of planning control.
Mon 6 Jan 2025	EN676019987 - 25/00010/EBCN	Rural Shop building at The Inn at Huxley	Following the shop closing - the building should have been demolished within three months and the land restored within 1 onth of the demolition.	
Fri 17 Jan 2025	24/03633/FUL	Lane End Farm Leadgate Lane Clotton Chester CH3 9BT	Two storey extension	No Objections
Thur 13 Feb 2025	EN687229270 - 25/00068/EOPDEV	The Beeches, Huxley Lane, CH3 9BG	Brick built stable block being erected.	
Fri 01 Nov 2024	24/03261/FUL	Land At Guy Lane Foulk Stapleford Chester Cheshire	Change of use of land for dog walking/training, hardstanding for parking with turning area and new access.	No Objections
Mon 01 Mar 2025	EN692347622	Willow Farm, Hargrave	Additional Dwelling and Hardstanding installed without planning permissions	Not taken forward via Planning Enforcement due to timescales
Thur 27 Mar 2025	EN700441835 - 25/00131/EENGOP	Green Farm, Huxley Lane, Huxley	New pipe work has been laid from the land at the back of Green Farm that is being fed into the ditch on the roadside which presumably will go into the River Gow.	

### Planning Register 2025-26

Date	Application Number	Address	Description	PC View	CWac Decision Status
04-Apr-25	25/00142/FUL	Greenlooms Farm Martins Lane Hargrave Chester CH3 7RX	Conversion of barns to three dwellings	<p>The Parish Council note that the application is for 3 x four bedroom conversions which is bigger than the previous application that was withdrawn.</p> <p>There is no mention about the public right of way that presently runs through the farm and how this will be managed – will it remain in place?</p> <p>The Parish Council note that the redevelopment of barns is in line with the neighbourhood plan, and the elevations appear to be relatively unchanged.</p> <p>The planning statement makes no reference to the neighbourhood plan – please be aware when considering this planning application that there are specific details relating to materials within the Parish's Neighbourhood Plan.</p> <p>The Parish Council asked that there is provision made for the barn-owl habitats and ask that this be captured within the planning application.</p>	
10-Apr-25	25/00859/FUL	Long Acre Mill Lane Huxley Chester CH3 7RQ	Demolition of the existing rear extension and car port, and erection of single storey rear extension and front porch	No Objections	
Tue 13 May 2025	25/01502/PIP	Land At Long Acre Mill Lane Huxley Chester	Erection of 1 self build dwelling and associated infrastructure works	Objected	

Thu 22 May 2025	25/01594/PIP	Land Adjacent To St Peters Church Church Lane Hargrave Chester	Erection of 7 dwellings and associated infrastructure works	Objected	

LDC - Lawful Development Certificate  
 AGR – Agricultural Application  
 CAT – Conservation area tree  
 FUL – Full Application  
 LBC – Listed Building consent  
 PDQ – Agricultural Buildings to Dwelling Houses

REF – Appeal  
 S73 – Minor material amendments  
 LDC – Lawful Development Certificate  
 TPO – Tree Preservation Order  
 COU – Change of Use

Dated: 27/06/2025



Budget Element	Due Date	Calc. %	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Actual 2025-26	Budget 2025-26	Variance	Commentary
EXPENDITURE																		Costs include VAT
People																		
Clerk & HMRC	Monthly		347	347	347	347	347	347	347	476	364	364	364	364	4,361	4,361	0	
Professional service																		
Insurance	Yearly													450	450	0		
Internal Audit	Yearly			57										57	50	-7	External Audit required if income or expenditure exceeds £25,000	
External Audit	Yearly								0					0	0	0		
Payroll Services	Monthly				79				109					188	182	-6		
General Services																		
Admin/Website																		
Bank Charges	Yearly		4	19	4	4	4	4	4	4	4	30		60	109	110	1	£20 - Webdirect Fees £30 - Website Annual Fee £60 - Cloud Hosting Plan
Room Hire	Yearly			28				28						60	49	0	-49	
Admin & Expenses															144	144	0	
Expenses	Monthly			36		55	55	55	55	55		55		55	311	330	19	
Chairman's Allowance														50	50	0	0	Replacement Pads
Training	Yearly			72		50						50		50	172	150	-22	Purchase of SID
CHALC Membership	Yearly			161										161	161	0	-33	
SLCC Membership	Yearly													40	40	0	-0	
Other Membership	Yearly											40		40	40	40	0	
Data Protection fee	Yearly			8		22								30	30	30	0	£8 - Mid Cheshire Footpaths
Elections	Yearly				35									35	35	35	0	£22 - Local Council Direct
4 Yearly	4 Yearly													0	0	0	0	No election costs for 2025-26
Projects																		
Defibrillator														60	60	60	0	Replacement Pads
Road Safety Measures														0	0	0	0	Purchase of SID
Community Clean-up				33					60					93	60	60	-33	
Street Furniture Maintenance						150								150	150	150	0	
British Legion Wreath										103				103	103	103	0	
Ad Hoc Beneficial Items (£137)				995										995	995	500	-495	
CIL Expenses																		
Maintenance of Kerbline and Footpath Huxley				210				50			400			50	710	550	-160	Weed killing throughout the year and brushing of Footpath on Huxley Lane.
Other Projects																		
Bulb Planting								250		1,476					250	250	0	Difficult, Snowdrop and Tulip planting
Public Right of Way Upgrades										1,476					2,952	2,952	0	Installation of Kissing Gates to replace stiles
Inflation %			0	0	0	15	10	22	15	32	23	17	11	11	156	219	63	
Contingency % of above			0	0	0	5	4	8	5	11	8	6	4	3	54	91	37	
TOTAL CASH OUT			351	1,971	430	2,159	365	764	540	2,157	799	594	383	1,167	11,680	11,088	-593	
RECEIPTS																		
Precept			6,360												6,360	6,360	0	
Bank Interest	0.80%		22	18	18	25	25	25	25	22	22	22	22	22	278	295	-17	
VAT recovery			115											450	565	450	115	
CIL Money															0	0	0	CIL Money can only be used on Infrastructure, Greenways etc.
Money taken from Reserves						1,676		300		1,476	400			50	3,902	3,902	0	
Other										78					78	78	0	Refund for Poppy Wreaths
TOTAL INCOME			6,497	18	18	1,701	25	325	25	1,576	422	22	22	522	11,183	11,085	98	
Transaction Cash flow			4,782	-544	-283	-437	-283	-309	-400	-283	-283	-452	-283	-732	-497	-3		
PROJECTS FROM RESERVES																		
Carry over of upto 1 year Precept		6,000													0	6,000	6,000	
Churchyard Grant		995	995												995	995	0	
Budget for Mid-term Elections		2,500													0	2,500	2,500	
Village Gates		3,505													0	3,505	3,505	
Earmarked Money																		
Community Infrastructure Levy		12,608													0	12,608	12,608	
Maintenance Budget																		
Wooden Sculptures		100													0	100	100	To renovate the wooden plaques
Defibrillator		200													0	200	200	Replace battery
Noticeboards		2,000													0	2,000	2,000	Refurbishment of noticeboards
		27908	0	0	0	0	0	0	0	0	0	0	0	0	995	27,908	26,913	

Hargrave and Huxley Parish Council  
Bank Reconciliation to Cashbook  
Presented at Council Meeting - Sunday 6th July 2025

Balance show on Cashbook	
Lloyds On-Line Accounts at 30th June 2025	
Treasurers Account	£4,816.19
Deposit Account	£26,872.90
Less: Unpresented payments	
<b>TOTAL</b>	<b>£31,689.09</b>
Less: Payments on Cashbook not yet made	£0.00
Plus: Deposits on Cashbook not yet credited	0
	<b>£31,689.09</b>
Reconciliation	<b>YES</b>

COMMUNITY ACCOUNT [REDACTED]  
HARGRAVE AND HUXLEY PARISH COUNCIL

£ 4,816.19 Current balance

HARGRAVE & HUXLEY PC - DEPOSIT ACCOUNT [REDACTED]

£ 26,872.90 Balance

**Income received since the last meeting for approval**

Date	Payable to			Gross Amount	Comment
09/05/2026	Bank Interest			£18.38	Monthly Bank Interest
09/06/2025	Bank Interest			£17.88	Monthly Bank Interest

**Payments made since the last meeting for approval**

Date	Payable to	Net Amount	VAT	Gross Amount	Comment
06/06/2025	PQR Limited	£66.00	£13.20	£79.20	Payroll Services for Q1 & C
19/05/2025	Service Charge	£4.25	£0.00	£4.25	Bank Charges
17/06/2025	Service Charge	£4.25	£0.00	£4.25	Bank Charges
19/05/2025	P J Hellmers Ltd	£175.00	£35.00	£210.00	Maintenance Work on Hu
20/05/2025	Hargrave PCC	£28.00	£0.00	£28.00	Hall Hire for PC mtg
25/06/2026	Mrs T Ryall-Harvey	£347.01	£0.00	£347.01	Salary Tax Month 3

**Payments not yet made for approval**

Date	Payable to	Net Amount	VAT	Gross Amount	Comment
	Mrs T Ryall-Harvey	£347.01	£0.00	£347.01	Salary Tax Month 4
	Mrs T Ryall-Harvey	£35.70	£0.76	£36.46	Expenses

# NOTES OF THE WORKING GROUP MEETING HELD ON 25<sup>th</sup> June 2025 AT 7.30PM VIA TEAMS

In Attendance: Cllr F Halton  
Cllr M Pilkington  
Cllr L Sackett  
Mrs T Ryall-Harvey - Clerk

## ***PURPOSE OF THE MEETING***

To review the projects that had been identified at previous working group meeting and agree actions required to take them forward.

## ***AMOUNT:***

Total Community Infrastructure Levy money received in: £16,165.72

Money spent so far = £3,043.46

Balance remaining = £13,122.26

## ***POTENTIAL PROJECTS IDENTIFIED:-***

### ***Kissing Gates***

It was confirmed that the Public Rights of Way Office had ordered a 2in1 Gate for Mr Ackerley's field opposite the Primary School and a kissing gate for the footpath from the road onto land owned by Mr & Mrs Newport of Elm Tree Farm.

The cost to install these are 2in1 Gate = £350 + VAT

Kissing Gate = £150 + VAT

The Parish Council have already agreed to fund the installation of these - **RESOLVED 25/004.**

It was confirmed that the Parish Council had been in touch with the landowner of the unofficial footpath from Gatesheath who had confirmed that they would be happy for the Parish Council to install kissing gates on their land.

Quote for the kissing gate = £480 + VAT

Quote for two galvanised 4ft pedestrian gates with springs = £178 + VAT

To install these would cost = £450 + VAT

It was **recommended** that the Parish Council proceed with the purchase and installation of these.

It was confirmed following clarification sought from the PROW Officer that the Parish Council believed the landowner of land at the junction of Huxley FP3 and Huxley FP2 that required 2 bridges replacing, the Clerk has now forwarded this information to the PROW Officer who is making contact.

Mary Pilkington reported on an additional stile that had rotted off along FP3 (What3Words Location: Ultimate.Devoured.Plotted) Clerk undertook to report this to the PROW Officer.

### ***Bulb Planting***

It was **recommended** that the Parish Council purchase 2 x 25kilo bags of daffodils, and the following locations should be considered for bulb planting for autumn 2025:-

Hargrave:-

- By the phone box as you drive out of Hargrave.
- Opposite the Bowling Green in Hargrave



- Opposite the bend by Swallow Farm

Huxley:-

- Infront of the village gates in Huxley
- Around sign for village hall in Huxley
- Corner of Brisco's Farm

**ACTION:** Clerk undertook to seek a quote for the planting of these bulbs.

**ACTION:** Mary Pilkington undertook to speak to the local Planting Group to see if they would be willing to plant some daffodils.

### **Village Gates**

Following a recent site visit that Lorraine Sackett had attended with the Highway Engineer, it was highlighted that the grass around the Village Gates needed strimming. A quote for this had been received of £60 + VAT.

It was therefore **recommended** that the Parish Council have these work carried out and review again later in the year to see if it required undertaking again.

### **Cleaning to pavement along Huxley Lane.**

It was reported that the footpath had now been brushes and one treatment of weedkiller applied. Lorraine Sackett was concerned about the amount of debris that was underneath the hedges along the footpath that encouraged weeds. It was therefore **recommended** that a further weed killer treatment be undertaken in August to reduce the amount of weeds.

**ACTION:** It was agreed that the Clerk should request copies of the Hedges and Trees Newsletter from CWaC to allow the Parish Council to initially target residents who were not maintaining their hedges prior to reporting them to CWaC.

**Speed Indicator Device** - Nothing further to report.

**Defibrillator** – not taking this forward.

### **Further project actions**

- It was suggested that a new noticeboard be costed for Hargrave. Mary Pilkington undertook to take measurements so that a quote for a recycled plastic noticeboard similar to the one purchased for Huxley.
- It was agreed that Mary Pilkington review the condition of the Bench in Hargrave with a view to if it needed replacing requesting a contribution from Cllr Jones (Ward Councillor) towards this.
- It was agreed that Mary Pilkington would review the condition of the bus shelter and report back any maintenance that it may require in the future.
- It was agreed that the Clerk should request copies of the Hedges and Trees Newsletter from CWaC to allow the Parish Council to initially target residents who were not maintaining their hedges prior to reporting them to CWaC.